



## 16 MILLFIELD VIEW WORKSOP, S80 3QB

**£155,000**  
**FREEHOLD**

\*\*\*\*GUIDE PRICE £155,000-£165,000\*\*\*\*

For sale is this well-presented two-bedroom semi-detached home, ideal for a first-time buyer, situated in the sought-after St Anne's estate. The property benefits from easy access to local shops, popular pubs, convenient bus routes, and highly regarded schools, making it perfectly positioned for modern living. In brief, the property comprises: a welcoming entrance hall, a fitted kitchen with dining area, and a cosy living room featuring a gas fire and access through to the conservatory, completing the ground floor accommodation. Externally, the property boasts well-maintained lawned gardens to the front and rear, a driveway providing off-road parking, and a detached garage.

**Kendra  
Jacob**

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# 16 MILLFIELD VIEW

• SEMI-DETACHED • TWO  
BEDROOMS • DETACHED GARAGE • OFF  
ROAD PARKING • CUL-DE-SAC  
LOCATION • IDEAL FOR FIRST TIME  
BUYERS • GUIDE PRICE £155,000-£165,000



## ENTRANCE HALL

With a side facing composite door and a built in storage cupboard.

## KITCHEN

Fitted with a range of wall and base units complemented by work surfaces incorporating a stainless steel sink and drainer. Integrated electric oven and hob with cooker hood and extractor above. Plumbing for a washing machine, tiled splashbacks, central heating radiator, and a front-facing double glazed window.

## LIVING ROOM

Spacious living room featuring a gas fire with marble hearth and surround, TV point, multiple power points, and a central heating radiator. Stairs lead to the first floor, with access through to the conservatory.

## CONSERVATORY

Bright conservatory with power points and French doors opening onto the rear garden.

## FIRST FLOOR-LANDING

With a side facing double glazed obscure window, power point and loft access.

## BEDROOM ONE

Generous double bedroom with fitted wardrobes, overhead storage and drawers, central heating radiator, power points, and a rear-facing double glazed window.

## BEDROOM TWO

With front-facing double glazed window, central heating radiator, built-in storage cupboard, and power points.

## BATHROOM

Comprising panelled bath with electric shower over, wash hand basin set within a vanity unit, low flush WC, stylish tiled walls, chrome heated towel radiator, and front-facing double glazed obscure window.

## EXTERNAL

To the front of the property is a mainly laid to lawn with flowerbeds and a double driveway providing off-road parking for two vehicles. Access to the detached garage. Further to the rear is an enclosed lawned garden with fencing surround, offering a private outdoor space. Outside tap and a storage shed.

## DETACHED GARAGE

With up and over door, a side access door, power and lighting.

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## ADDITIONAL INFORMATION

**Local Authority** – bassetlaw

**Council Tax** – Band A

**Viewings** – By Appointment Only

**Floor Area** – 897.30 sq ft

**Tenure** – Freehold



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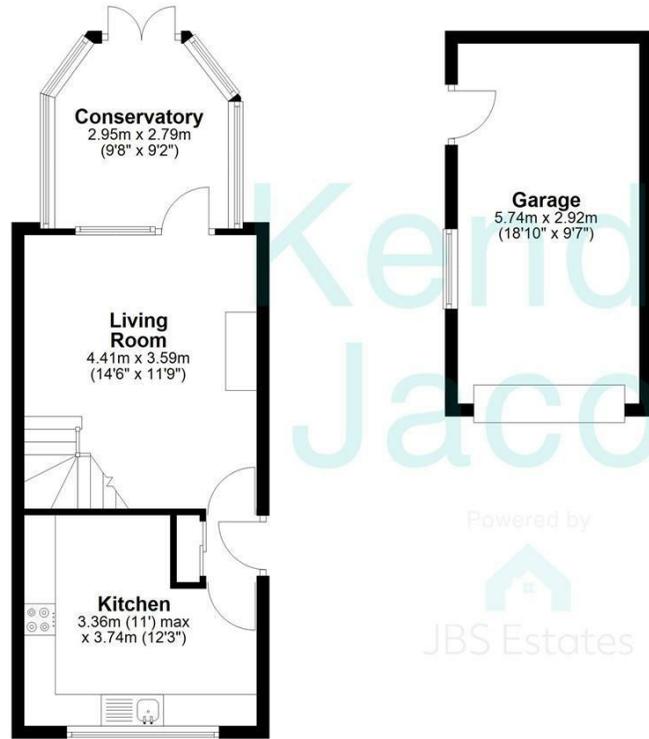


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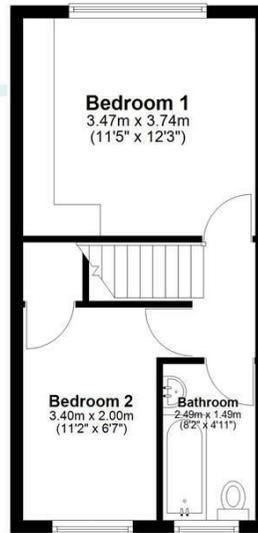


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**Ground Floor**  
Approx. 53.5 sq. metres (575.4 sq. feet)



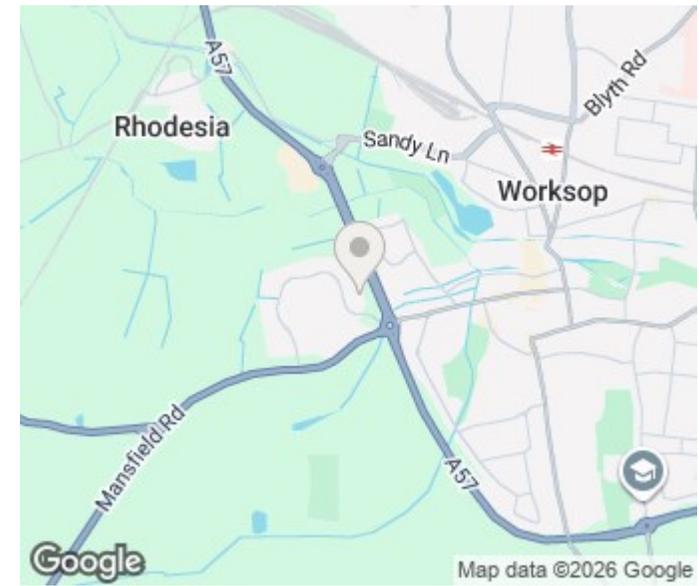
**First Floor**  
Approx. 29.9 sq. metres (321.8 sq. feet)



Total area: approx. 83.4 sq. metres (897.3 sq. feet)

The floorplans provided are for illustrative purposes only and may not represent the exact scale, dimensions, or specifications of the property. Measurements are approximate and should not be relied upon for any legal or financial decisions. It is the responsibility of the buyer, tenant, or their representatives to verify the accuracy of the details provided herein. For exact measurements, professional advice, or any other clarifications, please consult a licensed surveyor or property expert.

Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>86</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>60</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Kendra Jacob Estate Agents  
Six Oaks Grove  
Retford  
DN220RJ

01909 492 116  
Kendrajacob@jbs-estates.com

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